154.0	0003	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,500 /	807,500
					USE VALUE:	807,500 /	807,500
					ASSESSED:	807,500 /	807,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OTT FRIEDRICH PETER--ETAL
Owner 2:	OTT NANCY E
Owner 3:	
Street 1:	15 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 2252 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	351,500		456,000	807,500
Total Card	0.115	351,500		456,000	807,500
Total Parcel	0.115	351,500		456,000	807,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.57 | /Parcel: 358.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 102695

GIS Ref

GIS Ref

Insp Date 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0013.0

!12110!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,500	0	5,000.	456,000	807,500	807,500	Year End Roll	12/18/2019
2019	101	FV	292,900	0	5,000.	427,500	720,400	720,400	Year End Roll	1/3/2019
2018	101	FV	292,900	0	5,000.	353,400	646,300	646,300	Year End Roll	12/20/2017
2017	101	FV	292,900	0	5,000.	324,900	617,800	617,800	Year End Roll	1/3/2017
2016	101	FV	292,900	0	5,000.	296,400	589,300	589,300	Year End	1/4/2016
2015	101	FV	259,700	0	5,000.	290,700	550,400	550,400	Year End Roll	12/11/2014
2014	101	FV	259,700	0	5,000.	270,200	529,900	529,900	Year End Roll	12/16/2013
2013	101	FV	259,700	0	5,000.	257,100	516,800	516,800		12/13/2012

PRINT

Date	Time
12/11/20	02:13:28

LAST REV

Date	Time
07/30/18	12:23:55

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12110

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12061-679		8/24/1971		25,000	No	No		N

USER DEFINED

Prior Id # 1:	102695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2017	489	Re-Roof	13,700	C				
8/21/2014	1049	Manual	5,856		8/21/2014			Replace one door.
4/1/2009	189	Wood Dec	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Entry Denied	336	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28985381
Const Adj.:	1.00739920
Adj $ / SQ:	162.425
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431819
Depreciation:	80318
Depreciated Total:	351500

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

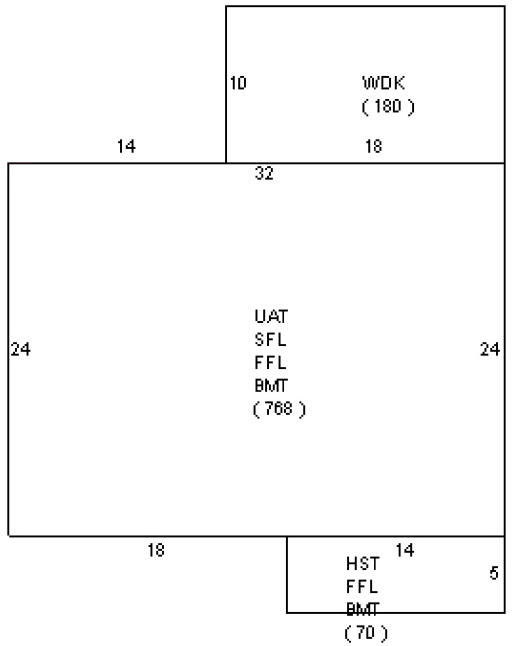
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.42
Special Features:	0	Val/Su Net:	123.29
Final Total:	351500	Val/Su SzAd	214.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	838	64.560	54,104
FFL	First Floor	838	162.420	136,112
SFL	Second Floor	768	162.420	124,742
UAT	Upper Attic	192	113.700	21,830
WDK	Deck	180	11.640	2,095
HST	Half Story	35	162.420	5,685
	Net Sketched Area:	2,851	Total:	344,568
Size Ad	1641	Gross Are	3462	FinArea 2252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 154.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	